



Old Pottery Factory Site Gives Way to New Development in Trenton

TRENTON, NJ

A vacant property that for years served as an illegal dumping ground in inner-city Trenton, New Jersey, is finally being returned to productive use. Formerly home to the Crane Pottery Factory, the neglected site had long been an eyesore for residents of the surrounding low-income Trenton neighborhood. Fears of possible contamination were one concern that prevented redevelopment of the site. To help spark redevelopment efforts at Crane and other unused industrial sites within the city, EPA awarded Trenton a \$200,000 Brownfields Pilot grant under the Agency's Brownfields Initiative in September 1995. As a result of the Pilot grant and a partnership among the city, the community, and a private developer, the Crane Pottery site has been cleaned up, there are now three new industrial facilities in operation at the site, with more to come, and more than \$300,000 has been leveraged for assessment, cleanup, and redevelopment.

In an effort to encourage community interest and involvement in redevelopment activities throughout Trenton, including in the Crane site neighborhood, the city partnered with Isles, Inc., a local nonprofit community development corporation. With the assistance of this company, the Pilot has held community-wide meetings, conducted monthly meetings with resident-representatives, produced a quarterly newsletter entitled Trenton On-Site Insights, posted flyers noti-

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JUST THE FACTS:

- Fears of potential contamination hindered restoration of the former Crane Pottery Factory site, which had long been an eyesore for residents of the surrounding low-income neighborhood.
- The city partnered with a local nonprofit community development corporation in an effort to encourage community interest and involvement in redevelopment activities.
- A total of 25 jobs have been created as a result of redevelopment projects on the former Crane Pottery site, and more are anticipated.

As a result of the Brownfields Pilot and a partnership among the city, the community, and a private developer, more than \$300,000 has been leveraged for the assessment, cleanup, and redevelopment of several city brownfields.

EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

ying residents of meetings, and developed fact sheets that keep residents informed of redevelopment activities. Illegal dumping activity at the site has been nearly eliminated thanks to these and other community awareness efforts.

To assess the Crane site, the Trenton Pilot leveraged a \$60,409 grant from the state's Hazardous Discharge Site Remediation Fund program. Once areas of contamination were defined, local developer Jeffery Faigle stepped in and purchased a 1.5-acre parcel of the site, which was found to have no contamination, from the city for \$12,000. Soon afterward, Mr. Faigle's company began construction of a 10,800-square-foot, \$300,000 candle-making facility on the property. Eight employees have since been relocated to the new facility.

In the fall of 1997, the company began construction of a second building on another portion of the Crane site. Brownfields Pilot assessments revealed petroleum hydrocarbon contamination on one portion of this parcel. The city continues to address groundwater concerns at the site. The 9,800-square-foot facility that now occupies the space is home to a fish wholesaling company that brought 14 new jobs to the area. When the city subdivided the rest of the Crane site to create four additional lots, Faigle's company purchased all of the lots. One of the lots is now home to Tektite, an underwater light manufacturing facility, and another will soon be the site of an electrical supply distributor. A total of 25 jobs have been created as a result of the redevelopment projects on the former Crane Pottery site, with more to come.

Community involvement in Trenton's redevelopment efforts continues to add momentum to the positive change in how developers view Trenton's brownfields. This has been helped along by a consortium of public and private sources that has provided funding for redevelopment efforts. In addition, the city has leveraged funding for brownfields throughout the Pilot area, including more than \$260,000 in Urban Enterprise Zone funds, a grant from the U.S. Department of Housing and Urban Development's Home Ownership Zone fund, and \$1 million from the Economic Development Administration for infrastructure improvements. To learn more about the Trenton Brownfields Pilot, contact Larry D'Andrea at (212) 637-4314.

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Visit the EPA Brownfields Web site at:
<http://www.epa.gov/brownfields/>

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